



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

November 14, 1977

Present: Sauer, Kulmala, Raftery, Hannaford, Cutter, Zielinski

The Minutes of the October 24 meeting were approved with one change. The next to last paragraph on page 2 was amended to read, "The Conservation Commission could not pass on the permit since all other permits must have been secured before."

A public hearing was then held on Hemlock Hill Estates. The definitive record plan, at the request of the Board, showed an additional right-of-way easement for a larger permanent turn around if that become necessary and showed the traveled way on Oak Knoll Road tangent with the property line. Regarding the 10% grade on Oak Knoll Road, Mr. Gill, the engineer, reported that CVP wants to go over the calculations and receive the recommendations of the Board. He said that CVP seemed more concerned with the earlier part of Hemlock Hill Road which shows on the 1969 plan a 12% grade. George Nickerson, the developer, is reducing that grade and will provided CVP with a requested topographical map.

A separate covenant will be necessary for Hemlock Hill Estates showing Nickerson as the owner, a 300-foot extension of Hemlock Hill Road, a new Oak Knoll Road and should mention bike/footpaths and that the radius of the turn around is open until actual time of construction. Nickerson will contact his lawyer for the easements and covenant (to be checked out by Town Counsel) and will get complete approval from CVP.

Although several interested citizens appeared to view the plan, no questions, objections or discussion occurred. The hearing was closed at 8:30pm. Final approval was voted unanimously. The Board will file with the Town Clerk its certificate of action and there must be a 20-day appeal period before endorsement of the plan can take place.

A plan of land on Acton and Westford Streets owned by Sharon Rosenbaum, showing Lot 1, 116,875 sq. ft.; Lot 2, 88,285 sq. ft.; and Lot 3, 88,975 sq. ft. was signed under Approval Not Required.

Hal Sauer read a letter received from the Conservation Commission regarding the Deck House development on Bedford Road and asking the Board to reconsider its endorsement of the plan under Approval Not Required. The Board felt it could not rescind this approval.

Hal also reported on a telephone conversation with Mr. Berkes, President of Deck House, and presented a draft of a letter to Berkes summarizing the Board's position. The Board voted to send the letter with a few revisions.

Pat Cutter reported that the Fire Department has great concern about multiple houses on a private way with an address on Bedford Road.

A letter was received from Roger Corbin asking for the Board's confirmation of the fact that it endorsed the plan under Approval Not Required. The letter also requested that the Board determine that the proposed way as shown on a plan submitted to the Conservation Commission (but not presented formally to the Board) was indeed a driveway and not a road. It was felt that it was not the Board's position to make such a definition. Corbin, who was present, indicated that if a road were put into the land under Subdivision Control regulations, 63 lots would be possible instead of the present 18 proposed. The Subdivision Road would require 50-foot right-of-way and a 20-foot paved surface instead of the 16-foot paved surface with a 20-foot easement which Deck House proposes to build as a private way.

It was voted to reply to Corbin's letter to the extent possible. Hal Sauer will draft a reply and will send a copy of the request and the reply to Berkes.

It was voted to order 20 copies of the Base Map.

It was briefly reported that the Building Committee had hired an environmental consultant to establish the impact that building on the Conant Land would have at the two sites being considered.

Frank Hannaford reported that Mr. Dewing would like to have more directly from the Board in regard to his studies at Valleyhead. The Board would like Dewing to look at the building from an architect's point of view and come up with some rough money figures. Hal Sauer will talk with him.

Bob Zielinski will draft by-law changes for future consideration. These will deal with adding School Street to the list of scenic roads, requiring approval for driveway cuts, use variance or special permit for multiple-family housing, and porkchop lots.

Respectfully submitted,
Meredith DeLong
Meredith DeLong, Secretary